

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: GASLIGHT VILLAGE Ad Hoc

DATE: AUGUST 19, 2011

COMMITTEE MEMBERS PRESENT: OTHERS PRESENT:

SUPERVISORS MONROE
MERLINO
THOMAS
KENNY
BELDEN

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
KATE JOHNSON, DIRECTOR OF TOURISM
DANIEL STEC, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR
KEVIN GERAGHTY, BUDGET OFFICER

SUPERVISORS BENTLEY
CHAMPAGNE
CONOVER
GIRARD
GOODSPEED
LOEB
MCCOY
MCDEVITT
SOKOL
STRAINER
TAYLOR
VANNESS
WOOD

JOAN SADY, CLERK OF THE BOARD
ROBERT BLAIS, MAYOR OF THE VILLAGE OF LAKE GEORGE
LISA NAGLE, ELAN PLANNING, DESIGN & LANDSCAPE ARCHITECTURE, PLLC
JERE TATICH, ELAN PLANNING, DESIGN & LANDSCAPE ARCHITECTURE, PLLC
WILLIAM LAMY, PROJECT MANAGER, CLARK PATTERSON LEE
MAURY THOMPSON, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
CHARLENE DiRESTA, SENIOR LEGISLATIVE OFFICE SPECIALIST
PLEASE SEE ATTACHED SIGN-IN SHEET FOR ALL OTHERS PRESENT.

Mr. Monroe called the meeting of the Gaslight Village Ad Hoc Committee to order at 9:15 a.m.

Motion was made by Mr. Belden, seconded by Mr. Thomas and carried unanimously to approve the minutes from the prior Committee meeting; subject to correction by the Clerk of the Board.

Copies of the agenda were distributed to the Committee members; *a copy of same is on file with the minutes.*

Mr. Monroe introduced Lisa Nagle and Jere Tatich of Elan Planning, Design & Landscape Architecture, PLLC. Ms. Nagle gave a Power Point Presentation on the process undertaken in the development of the design concept; *a copy of the Power Point Presentation is on file with the minutes.* She explained that Phase 1 included the concept plan which involved input from the public received in June and July of 2011, the presentation of draft ideas to the public and the preparation of the concept plan in conjunction with the Project Management Executive Committee (PMEC). She said the goal was to present the concept plan to the public in mid-September. She noted that Phase 2 was the construction documentation preparation and she advised they anticipated going out to bid in June 2012. She explained that due to the New York State Department of Transportation (NYS DOT)

Transportation Enhancement Program (TEP) Grant which would be utilized to construct the park, it would be necessary to comply with NYS DOT requirements and regulations. Ms. Nagle announced that over 200 members of the public had provided their input during a two week period and it was important to the PMEC that the park be designed based on the public input. She noted that three aspects desired by the public were: that the park highlight the water, be a place for all ages and be connected to the community and the region.

Mr. Tatich provided a Power Point Presentation on Concept G, the seventh concept plan developed by Elan Planning, Design & Landscape Architecture, PLLC; *a copy of the Power Point Presentation is on file with the minutes*. Mr. Tatich reviewed Concept G with the Committee members in detail and noted that the following elements would be included in the park:

- ▶ the environmental component of the park would be water and included the wetland project, West Brook and a man made water feature would be added on the north side of the park in the form of an interactive pond with a water jet which would spray 30 to 40 feet into the air, as well as smaller water jets and a seating edge around the pond;
- ▶ the park would have four or five separate entrances with the main entrance being on Route 9 south of the parking area for the Fort William Henry Resort;
- ▶ the main entrance would include a spring pavilion with a water source running underneath it and an overhead canopy;
- ▶ from the main entrance there would be a sweeping walkway to the 2.5 acre Festival Space which would be relocated to the center of the north side of the park;
- ▶ the Festival Space would be a large circular open lawn area with a portable staging area;
- ▶ the Festival Space would be surrounded by an ornate fence with three access points to allow for paid events;
- ▶ the park would include an elevated walkway over the two lanes of Westbrook Road with a fire tower inspired feature overlooking the wetlands and a children's play netting area;
- ▶ in the center of the wetland area, a council ring would be constructed as an area to allow classes and instruction;
- ▶ on the walkway leading to the council ring there would be a donor's wall listing those that donated towards the construction of the park;
- ▶ the pedestrian walkway between the Festival Space and Beach Road would lead to a children's adventure play area on the north side of the walkway and a skateboard park on the south side of the walkway; and
- ▶ a park building which would include restrooms, office and storage space, would be located on the walkway between the Festival Space and the children's adventure play area and skateboard park.

Mr. Tatich stated that there would be a trolley stop on Westbrook Road in the center of the park. He advised that they were looking at the possibility of utilizing stabilized turf grass in areas that would be used for parking and they would use porous pavement where feasible. He apprised that the concept plan would not include any alterations to the width of Westbrook Road and he suggested that diagonal parking be utilized on both sides of Westbrook Road in order to maximize parking.

Mr. McDevitt questioned the type of events that could be held in the 2.5 acre Festival Space and if there had been any research into the acoustics of the area. Mr. Tatich responded that they had not addressed the acoustics yet; however, he added, the embankment behind the staging area would be useful in directing sound towards the audience. He pointed out that the concept of the Festival Space was to have a flexible space that could be used for any purpose. He added that the stage would be portable allowing it to be removed when not needed. Mr. Belden inquired about the type of surface which would be used in the Festival Space as there would be events which required the parking of vehicles in the area. Mr. Tatich responded that they would utilize stabilized turf grass

which was reinforced with a polypropylene grid to prevent the soil from getting compacted. Mr. Monroe pointed out that parking in the Festival Space would not occur often. Mr. Kenny asked if the park building would be eligible for grant funding since it was outside of the Festival Space and Ms. Nagle replied affirmatively. Mr. Taylor asked if the available parking on Westbrook Road would be adequate for an event held in the Festival Space. Jeffery Tennyson, Superintendent of the Department of Public Works, replied that diagonal parking would allow approximately 80 parking spaces on each side of Westbrook Road. Mr. Monroe added that there was also parking available on Beach Road. Mr. Champagne questioned the anticipated timeline for construction to begin and Ms. Nagle replied that they anticipated going out to bid in June of 2012.

Discussion ensued.

Mr. Tatich apprised that Robert Blais, Mayor of the Village of Lake George, had located the original carousel which had been a part of the former Gaslight Village and they were considering incorporating the carousel into the concept in a location that would be visible from the main entrance. He added that incorporating the carousel into the park design would require relocating the park building with restrooms. Mr. Kenny voiced his concern with the timeline, as the Festival Space would not be available during the summer months and Mr. Tatich responded that the Festival Space could be designated as the first area to be completed. Mr. Tatich added that the construction would take approximately one year to eighteen months to complete. Mayor Blais opined that the Committee's goal should be to decide if they were amenable to the individual elements which were included in the concept plan. He noted that the park building with restrooms would probably cost at least \$750,000. He advised there would be two other rounds of funding this fall: one from the New York State Office of Parks, Recreation and Historic Preservation and one from the New York State Department of State Waterfront Revitalization Program. He suggested that applications be submitted for elements which could not be covered by the \$2.5 million grant funding already awarded. Pertaining to the original carousel, Mayor Blais pointed out that it had been in storage and the owner wanted the amount he had originally paid at auction which was \$125,000.

Mr. Monroe noted that the primary purpose of the meeting was to approve the relocation of the 2.5 acres of Festival Space and to approve the design concept presented by Elan Planning, Design & Landscape Architecture, PLLC. Mr. Thomas opined he was in favor of the design concept; however, he requested that the necessary maintenance be kept in mind when deciding which elements of the concept would be incorporated. Ms. Nagle responded that there were several elements which had not been included in the design concept due to the cost of maintaining those elements.

Motion was made by Mr. Belden, seconded by Mr. Thomas and carried unanimously to approve the relocation of the 2.5 acres of Festival Space; and to approve the design concept presented by Elan Planning, Design & Landscape Architecture, PLLC. *The necessary resolutions were authorized for the August 19, 2011 Board meeting.*

M.r. Tennyson requested authorization to submit grant applications to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) under the Environmental Protection Act of 1993 Park Development and Planning Program; and to the New York State Department of State (NYS DOS) under the Waterfront Revitalization Program. He advised that the TEP Grant would not cover the total cost of construction and he had included a proposal from Elan Planning, Design & Landscape Architecture, PLLC in the agenda packet which recommended the submission of the applications. Ms. Nagle said the applications would be made using a Consolidated Funding Application that was expected to be a vehicle for funding under the Capital District Regional Economic Development Council. She advised that the grants would require 50% matching funds. Mr. Monroe announced there were funds remaining in the land acquisition which could be utilized

for matching funds. Mr. Kenny commented that Warren County had a tourism related economy and opined that the State should be supportive of the tourism related project when awarding grant funding. Ms. Nagel apprised that the Capital District Regional Economic Development Council would utilize endorsement standards for each region and the applications would be checked against the endorsement standards in order to award bonus application points. Ms. Nagle stated that Warren County's economy was different from the other counties in the Capital District Regional Economic Development Council.

A brief discussion ensued.

Motion was made by Mr. Belden, seconded by Mr. Kenny and carried unanimously to authorize Elan Planning, Design & Landscape Architecture, PLLC to submit grant applications to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) under the Environmental Protection Act of 1993 Park Development and Planning Program and to the New York State Department of State (NYS DOS) under the Waterfront Revitalization Program with the understanding that the 50% matching funds would be paid by the Village of Lake George and the County according to percentage of ownership; and the County's portion of the matching funds would be allocated from the revenue generated from parking on the property. *The necessary resolution was authorized for the August 19, 2011 Board meeting.*

As there was no further business to come before the Gaslight Village Ad Hoc Committee, on motion made by Mr. Belden and seconded by Mr. Thomas, Mr. Monroe adjourned the meeting at 10:09 a.m.

Respectfully submitted,
Charlene DiResta, Senior Legislative Office Specialist